

Summary of Proposed Land Use Map Changes – Lower County

- 1. Charles E. Brown Park (1950 Old Williamsburg Road) – 9.9 acres**
 - Proposed change from High Density Residential to Conservation to reflect the current use of the property as a public park.
- 2. Baptist Road/Spring Road/Boundary Road – 196 acres**
 - Proposed change from High Density Residential (3 units/acre) Low Density Residential (1 unit/acre) because of access limitations
 - Estimated decrease from 450 to 167 potential units
- 3. Kings Court/Hickory Hill – 35.8 acres**
 - Proposed change from Medium Density Residential to High Density Residential to reflect the current development density of approximately 3.1 units per acre
- 4. Barham Boulevard – 6.0 acres**
 - Proposed change from Multi-Family Residential High Density Residential
 - Map correction to reflect current use
- 5. Yorktown Middle School/Goosley Road Fire Station – 28.7 acres**
 - Proposed change from Multi-Family Residential to Conservation in recognition of the public ownership and surrounding watershed and National Park Service Property, which is also designated Conservation
- 6. Northwest corner of Falcon Road/Cook Road (501 Cook Road) – 1.6 acres**
 - Proposed change from Limited Business to Conservation consistent with the existing designation for the York High School/school bus garage complex
 - Map correction
- 7. Route 17 between Battle Road and Cook Road – 20.4 acres**
 - Proposed change from General Business on the east side and Medium Density Residential on the west side to Limited Business on both sides in order to prevent residential driveways on a major arterial road and to provide a greater transition between the more intensive development character of the lower portion of Route 17 and the gateway into the National Park Service property and historic Yorktown.
- 8. Route 17 corridor**
 - Proposed changes from commercial to residential and Conservation designations in various locations along the corridor to reflect the intent to limit commercial development in most areas to the frontage parcels unless otherwise noted
 - Map correction
- 9. Southwest quadrant of Route 17/Route 105 intersection – 29.3 acres**
 - Proposed change from Conservation and General Business to Multi-Family Residential to reflect the pending construction of a quadruplex development
 - Proposed change from Limited Industrial to General Business to recognize the incompatibility of light industrial development with existing development in the area
 - Proposed Mixed Use overlay for the entire intersection, consistent with the current plan, which identifies the entire intersection of Routes 17 & 105 as a potential mixed use area
- 10. North side of Fort Eustis Boulevard Extension – 5.6 acres**
 - Proposed change from Limited Industrial to Medium Density Residential to establish the extension of Fort Eustis Boulevard, which will be a four-lane divided highway, as the logical dividing line between residential and commercial development

11. South side of Fort Eustis Boulevard Extension – 9.5 acres

- Proposed change from Limited Industrial to General Business along the Ft. Eustis Boulevard extension, which will be a greenbelt road with controlled access
- Potential Mixed Use area, as with the other three quadrants of the intersection Route 17/105 intersection

12. Dominion Virginia Power property – 20.9 acres

- Proposed change from Low Density Residential to General Industrial by shifting the dividing line between the two designations to reflect a more realistic depth of residential development that could be anticipated along Hornsbyville Road

13. Tignor Court (Port Myers) – 9.0 acres

- Proposed change from Conservation to Low Density Residential (home sites)
- Map correction to reflect the residential use of the property

14. Southeast quadrant of Route 17/Goodwin Neck Road – 17.2 acres

- Proposed change from High Density Residential to General Business both to reflect existing development and to recognize the lack of interior access and unsuitability for high-density residential development

15. Natasha House parcel (124 Goodwin Neck Road) – 1.9 acres

- Proposed change from High Density Residential to Medium Density Residential to reflect the approved use of the site for a transitional home for homeless women and their children and to limit business depth to the existing shopping center parcel

16. 1105 – 1205 Waterview Road – 7.7 acres

- Proposed change from Limited Business to Low Density Residential
- Map correction to reflect current use of the property

17. North Beach Road – 4.9 acres

- Proposed change from Limited Business to Low Density Residential
- Map correction to reflect current use of the property

18. Waterview Road/York River – 7.3 acres

- Proposed change from Limited Business to Low Density Residential and General Industrial to establish the water intake channel for the power plant as the logical dividing line between the residential and industrial segments of Waterview Road and to recognize the existing General Industrial designation for the adjacent power plant and the oil refinery

19. Miscellaneous waterfront properties

- Proposed changes from Low Density Residential to Limited Business
- Map corrections to reflect existing use

20. Businesses along Seaford Road – 1.2 acres

- Proposed change from Low Density Residential to Limited Business
- Map correction to reflect current use

21. Grafton High School/Middle School complex

- Proposed change from Multi-Family Residential to Conservation to reflect public ownership of the property and the abutting Newport News watershed property, which is also designated Conservation

22. Kentucky Heights – 50 acres

- Proposed change from Low Density Residential to Limited Industrial to provide for the planned future extension of Newport News/Williamsburg Airport Runway 2-20
- Potential realignment of Oriana Road west of Harwoods Mill Reservoir to accommodate the runway extension and provide a possible connection with the planned signalized intersection of Denbigh Boulevard and Independence Boulevard (the spine road through Lakewood Village, which may be extended to Richneck Road, thus providing for a continuous corridor from Route 17 to Ft. Eustis Boulevard that could divert significant amounts of traffic off of both of these congested highways

23. Homes along Seaford Road – 5.2 acres

- Proposed change from Limited Business to Low Density Residential
- Map correction to reflect current use

24. York Point/Baytree Beach – 900+ acres

- Proposed change from Low Density Residential to Conservation to protect this environmentally fragile area (wetlands, high water table, Chesapeake Bay area) – which is located in the flood plain and the storm surge area for a Category 1 storm – from the adverse impacts of indiscriminate development and to recognize that the only means of ingress and egress is Seaford Road

25. Dare Professional Park – 28.5 acres

- Proposed change from Medium Density Residential to Limited Business with a Mixed Use overlay to remove the inappropriate residential designation for the Dare Professional Park, provide for a well-designed transition between more intensive commercial development along Route 17 to the west and residential development to the east, and recognize the potential for Mixed Use development on the property bounded by Grafton Branch subdivision, Route 17, Wolftrap Road, and Dare Road, much of which is under single ownership and suitable for some type of master planned development

26. Denbigh Boulevard/Newport News city line – 168 acres

- Proposed addition of a Mixed Use overlay over the existing High Density Residential and General Business designations between Denbigh Boulevard and the Newport News Waterworks property to recognize the opportunity for a mixed-use neo-traditional or “traditional neighborhood development” (TND), as proposed by the developer of the adjacent Lakewood Village
- Designation of a potential future road corridor connecting Denbigh Boulevard to Ft. Eustis Boulevard via Richneck Road

27. Lee’s Village – 10.6 acres

- Proposed change from General Business to Medium Density Residential
- Map correction to reflect existing residential use

28. Carraway Terrace – 2.6 acres

- Proposed change from General Business to Medium Density Residential
- Map correction to reflect existing residential use

29. Mill Farm/Cardinal Lane/Yorkshire – 26 acres

- Proposed change from General Business to Medium Density Residential
- Map correction to reflect existing residential use

30. Newport News Waterworks parcel at the end of Darby Road – 17.8 acres

- Proposed change from Medium Density Residential to Conservation in recognition of Newport News Waterworks ownership

31. Kiln Creek park – 21 acres

- Proposed change from Medium Density Residential to Conservation to reflect the property's use as a public park

32. Wal-Mart parcel – 19.3 acres

- Proposed change from Medium Density Residential to General Business to reflect the current use

33. Keener-Cupp-Berrane et al property – 123 acres

- Proposed addition of a Mixed Use overlay designation (with underlying Economic Opportunity and General Business designations, as in the current plan) over a large area extending from the end of Commonwealth Drive all the way to Route 17 in recognition of the opportunity for some type of master-planned business park that could also include a residential component

34. York Meadows parcels – 18.6 acres

- Proposed change from General Business to High Density Residential to reflect the development of York Meadows subdivision

35. Planned Developments (Coventry, Kiln Creek, Yorkshire Downs, Meadowlake Farms)

- Proposed change from Multi-Family Residential and Medium Density Residential to High Density Residential to reflect the *overall* density of each Planned Development

36. Rodgers A. Smith Boat Landing – 2.2 acres

- Proposed change from Low Density Residential to Conservation to reflect the property's use as a public boat ramp

37. Route 134/Big Bethel Road – 51 acres

- Proposed reduction of the existing General Business node to exclude existing residential development and to reduce the commercial frontage along Route 134 and Big Bethel, consistent with the "nodal development" concept in terms of preventing strip commercial development
- Proposed change from High Density Residential to General Business for the property on the south side of Route 134 between the Stor Moore mini-storage warehouse facility and the Belmont Apartments entrance, where residential development would not be feasible or desirable

38. Bethel Manor – 450 acres

- Proposed change from Multi-Family Residential to Military for consistency with designation of other military facilities in the County